MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO.	142239/TEL/2025
DATE REGISTERED VALID:	24 February 2025
PROPOSAL:	Prior Approval for the installation of 20 metre high monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including Ericson Radio Systems (ERSs).
ADDRESS:	Manor Road, Adjacent To Greenbank Playing Fields, Manchester, M19 3HL
WARD(S):	Levenshulme Ward
APPLICANT:	Cornerstone
AGENT (IF ANY):	Mr Michal Laskowski, Clarke Telecom
CASE OFFICER:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
RECOMMENDATION:	Approve
DATE OF RECOMMENDATION:	**20 March 2025**

APPLICATION DETAILS

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 26 February 2025

Standard consultations: Printed: 26 February 2025 Expired: 19 March 2025

Neighbour notifications: Printed: 26 February 2025 Expired: 19 March 2025

Site notice: Posted: 26 February 2025 Expired: 19 March 2025

Press advert: Published: 4 March 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal is related to a public pavement on a pedestrianised section of Manor Road.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is on the pedestrianised Manor Road, sandwiched between Greenbank Park to the North and Greenbank Playing Fields to the south within the Levenshulme ward of Manchester. The site is within the buffer zone for the historic Matthews Lane landfill site.

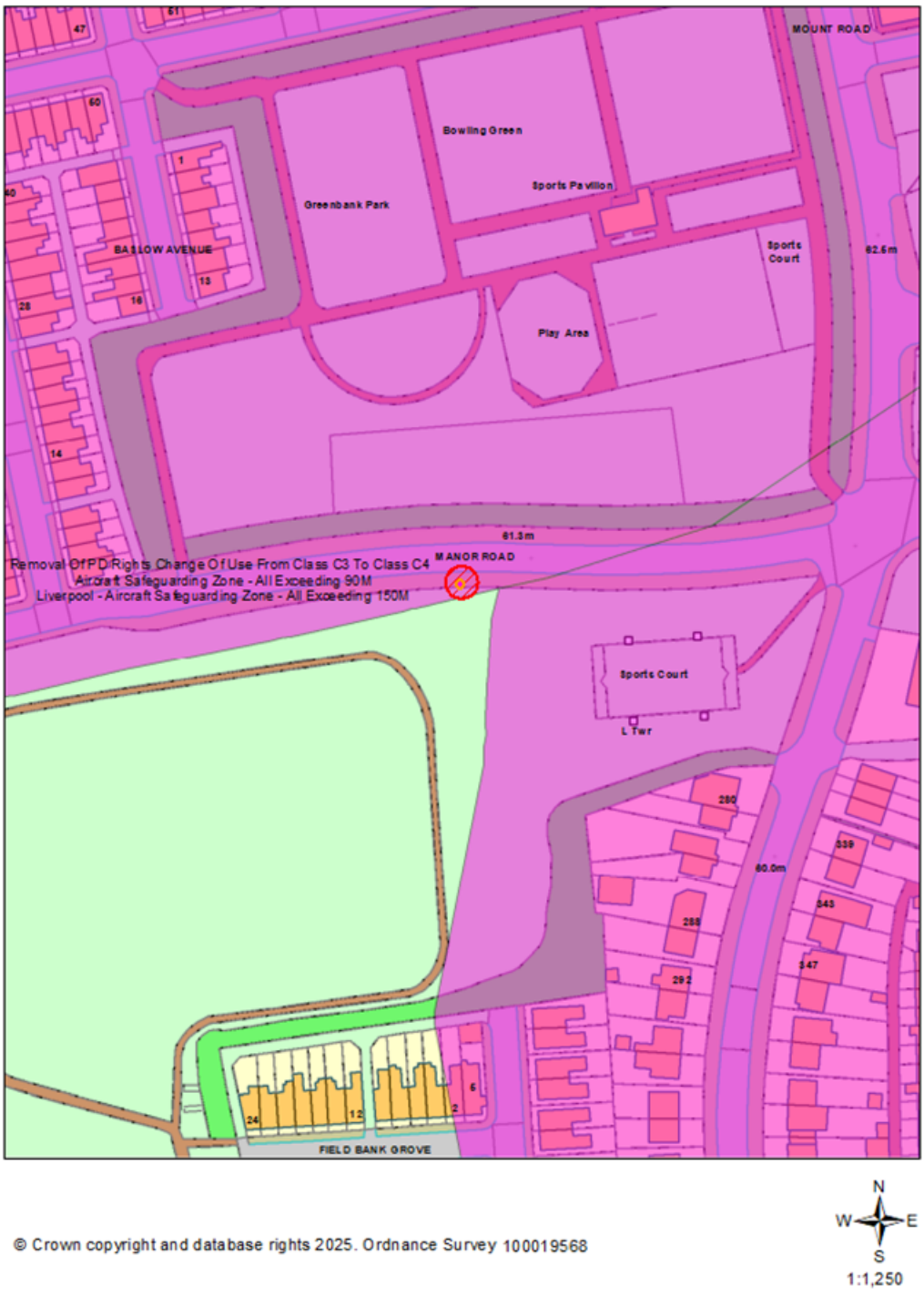


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Prior Approval for the installation of 20-metre-high monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including Ericson Radio Systems (ERSs).

Overall Height: 20m

Equipment Housing:

York Cabinet - Length: 0.6 m Width: 1.9 m Height: 1.75 m

Shire Cabinet - Length: 0.6 m Width: 1.05 m Height: 1.75 m

Materials (as applicable):

Tower/mast etc – type of material and external colour: Steel – Goose Grey – BS00A05

Equipment housing – type of material and external colour: Steel – Fir Green – RAL6009

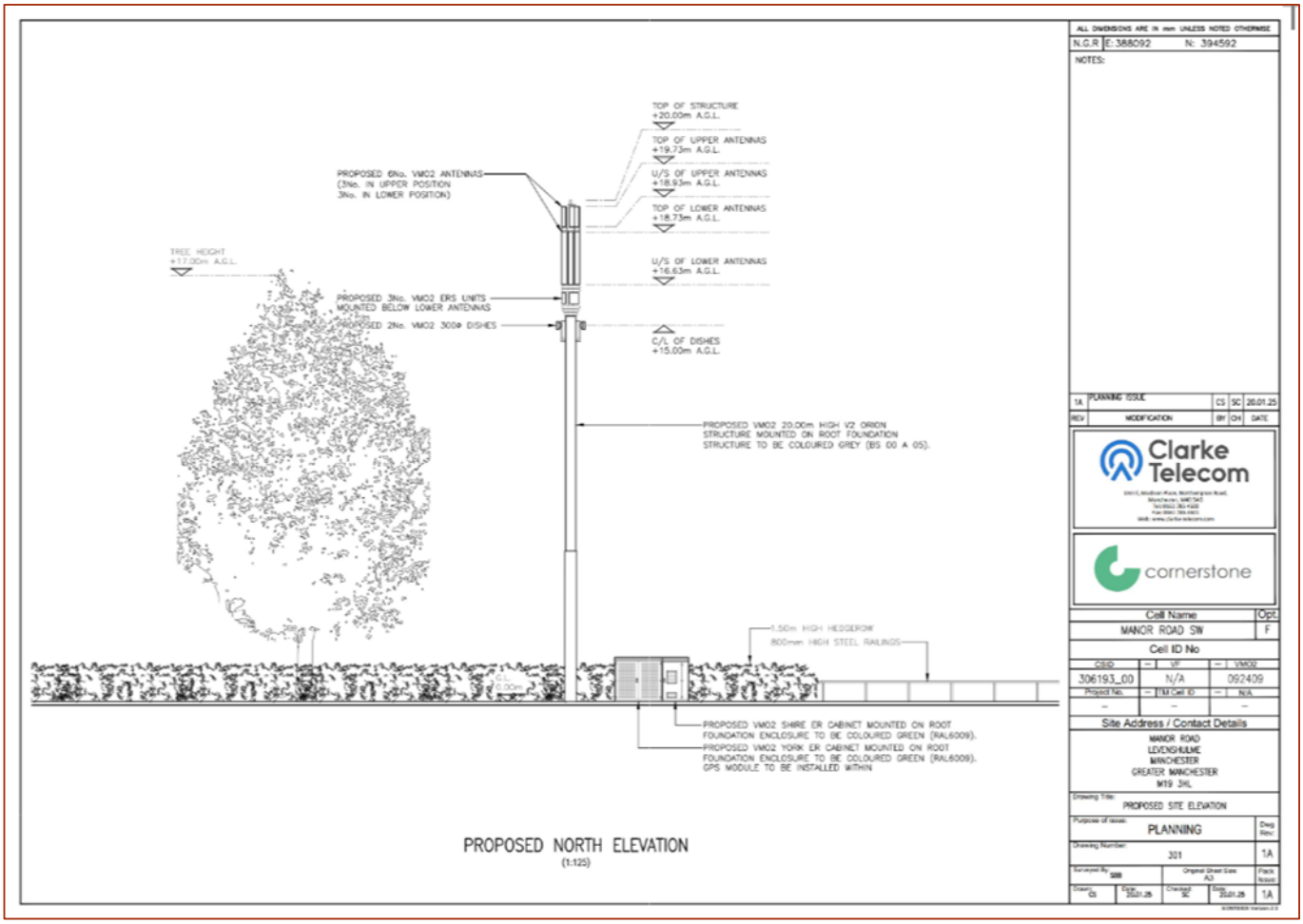


Figure 3. Proposed elevation

PLANNING HISTORY

132382/TEL/2021

Description: Prior approval application for the installation of a 17-metre high, monopole tower, associated radio-equipment cabinets and ancillary development

Decision: Approved 05/01/2022

It is noted that this installation is approx. 50m from the location of the proposed development.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

MANCHESTER CITY COUNCIL HIGHWAYS SERVICES

Manchester City Council Highways Service were consulted on this application and had no objection to the proposal recommending several informatives to be attached.

MANCHESTER CITY COUNCIL ENVIRONMENTAL HEALTH

Environmental Health were consulted on this application as the site is within the buffer zone for the historic Matthews Lane landfill site. They had no comments to make.

CADENT GAS

Cadent Gas received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding the proposed development as it is in close proximity to their medium and low pressure assets. Cadent Gas had no objection but asked for an informative to be attached to the decision that the applicant should take note of.

PUBLICATIONS

SITE NOTICE AND PRESS ADVERTISEMENTS

Due to the location a site notice posted, and press advertising placed in lieu of neighbour notification letters.

4no objections were received from 2no addresses in Surrey and 1no address in the West Midlands. 1no address in Merseyside and 1no address in the London Borough of Sutton with concerns regarding:

- Legal and Procedural Issues
- Siting and appearance
- Health and Well-being
- Environmental Impact
- Noise and Nuisance
- Policy and Compliance

Relevant planning concerns will be considered in assessment against the legislation.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

In this case the application's principle is determined in law. The local planning authority can check the proposal against the conditions within the following law.

- The Town and Country Planning (General Permitted Development) (England) Order 2015
    - Schedule 2
        - Part 16
            - Class A - electronic communications code operators

PRINCIPLE

Cornerstone is an Ofcom approved Electronic Communications Code operator with rights afforded to them in the GPDO.

The proposal's principle is accepted in law.

The local planning authority can assess the proposal as a prior approval. We will consider conditions in the legislation. These conditions are in the following section.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

PART 16, CLASS A

CONDITIONS

A.2 – Conditions	**Comments**
1. Class A(a) and A(c) development is permitted subject to the condition that— a. ~~the siting and appearance of any—~~ i. ~~mast;~~ ii. ~~electronic communications apparatus installed, altered or replaced on a mast;~~ iii. ~~antenna or supporting apparatus;~~ iv. ~~radio equipment housing; or~~ v. ~~development ancillary to radio equipment housing,~~ ~~constructed, installed, altered or replaced on a building (other than a building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;]~~ b. ~~the siting and appearance of any—~~ i. ~~mast;~~ ii. ~~electronic communications apparatus installed, altered or replaced on a mast;~~ iii. ~~antenna or supporting apparatus;~~ iv. ~~radio equipment housing; or~~	The proposal sits on a pavement on a pedestrianised part of Manor Road and maintains an acceptable pavement width post development and therefore does not prevent pedestrians from passing along a footway or have impacts to disabled access.

v. ~~development ancillary to radio equipment housing,~~ ~~which has been constructed, installed, altered or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable;~~ c. ~~the siting and appearance of any development which is visible from a site which is—~~ i. ~~article 2(3) land;~~ ii. ~~a scheduled monument or a listed building;~~ iii. ~~the curtilage of a schedule monument or a listed building;~~ iv. ~~a World Heritage Site;~~ v. ~~a site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973; or~~ vi. ~~land registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953,~~ ~~are such that the visual impact of the development on the site is minimised so far as practicable, taking into account the nature and purposes of the site;~~ d. the siting of any development is such that it— i. does not prevent pedestrians from passing along a footway; ii. does not prevent access to premises adjoining a footway; and iii. is determined having regard to— a. the needs of disabled people; and b. the guidance document “Inclusive Mobility” issued by the Department for	

Transport in December 2021.	
2. Class A development is permitted subject to the condition that— a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated— i. if such development was carried out in an emergency, at the expiry of the relevant period; or ii. in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.	Conditioned.
3. Subject to sub-paragraph (5), Class A development – a. ~~on article 2(3) land, excluding development specified in sub-paragraph (4);~~ b. ~~on land which is, or is within, a site of special scientific interest;~~ c. on unprotected land where that development consists of— i. the installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height of the highest part of the building by more than 6 metres; ii. ~~the alteration or replacement of a mast, other than on a building, which, when completed –~~ a. ~~is taller than the mast which existed prior to such~~	Class A development on unprotected land where that development consists of the installation of a mast requires Prior Approval.

~~alteration or replacement; and~~ b. ~~exceeds a height of 25 metres above ground level excluding any antenna;~~ iii. ~~the alteration or replacement of a mast other than on a building, which—~~ a. ~~is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~ b. ~~is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ iv. ~~the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres;~~ d. ~~on a highway where that development consists of—~~ i. ~~the alteration or replacement of a mast, other than on a building, which, when completed—~~ a. ~~is taller than the mast which existed prior to such alteration or replacement; and~~ b. ~~exceeds a height of 20 metres above~~	

ground level excluding any antenna; ii. the alteration or replacement of a mast which— a. is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or b. is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or e. which consists of the installation, alteration or replacement of a mast on a defence safeguarding area. is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).	
4. Development is specified for the purposes of sub-paragraph (3)(a), if it consists of— a. the installation, alteration or replacement of a small cell system on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse; b. development which is within the limitations specified in paragraph A.1(2)(f), A.1(5) or A.1(6) c. the construction, installation, alteration or replacement of radio equipment housing— i. within a permitted compound; or ii. in any other location, where the volume of any single development does	Not on Article 2(3) land.

not exceed 2.5 cubic metres; d. the alteration or replacement of a mast, other than on a building, which, when completed, is no taller (excluding any antenna) than the taller of— i. the height of the mast prior to such alteration or replacement; or ii. 20 metres above ground level; or e. the alteration or replacement of a mast, other than on a building, which— i. is less than one metre wide where the mast would, when altered or replaced, not exceed the original width of the mast by two thirds; or ii. is one metre wide or wider where the mast would, when altered or replaced, not exceed the original width of the mast by more than one half or 2 metres, whichever is the greater].	
5. The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband	Not on Article 2(3) land
6. Except in case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject (in addition to any other condition imposed by this paragraph) to the conditions that— a. the developer notifies in writing— i. the Civil Aviation Authority, in respect of development on a civil safeguarding area;	Not within civil safeguarding area or a defence safeguarding area.

ii.~~the Secretary of State for Defence, in respect of development on a defence safeguarding area;~~ iii.~~the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence); and~~ b. ~~the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.~~	
7. ~~In case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject to the condition that the developer notifies the person mentioned in sub-paragraph (5A)(a)(i) to (iii) (as appropriate) as soon as practicable after the emergency begins~~	Not within civil safeguarding area or a defence safeguarding area.
8. ~~In this paragraph—~~ ~~"fixed-line broadband" means a service or connection (commonly referred to as being 'always on'), via a fixed-line network, providing a bandwidth greater than narrowband (and for these purposes, "narrowband" means a service or connection providing data speeds up to 128 k bit/s); and~~ ~~"relevant period" means a period which expires when the need for any electronic communications apparatus, structure or use permitted by Class A ceases or, if sooner, 18 months from the commencement of the construction, installation, alteration or replacement of apparatus or structures permitted by Class A(a) or Class A(c), or the commencement of the use permitted by Class A(b), as the case may be.~~	Not applicable

PRIOR APPROVAL

A.3 – Prior Approval	**Comments**

1. Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to— a. any person (other than the developer) who is an owner of the land to which the development relates, or b. a tenant of an agricultural holding any part of which is comprised in the land to which the application relates.	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)
2. Notice must be given by or on behalf of the developer as follows— a. by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating— i. the name of the developer; ii. the address or location of the proposed development; iii. a description of the proposed development (including its siting and appearance which includes the height of any mast); iv. a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development; v. the name and address of the local planning authority to whom the application will be made; vi. a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours; vii. a statement that any person who wishes to	The applicant has provided confirmation that they have notified the landowner (Manchester City Council)

make representations about the siting and appearance of the proposed development may do so in writing to the local planning authority; viii. the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and ix. the address to which such representations should be made; or b. if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.	
4. Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.	The proposed infrastructure is a 20-metre-high monopole supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including Ericson Radio Systems (ERSs). **Siting** The proposed mast is placed to the rear of a pavement on the pedestrianised part of Manor Road and provides adequate pavement space post development. The proposed mast is placed 50m from a previously approved 17m mast in an open area with MCC parkland either side of the road and the nearest residential property over 60m away. The siting is acceptable. **Appearance** There is an existing presence of telecoms infrastructure (17m mast) 50m away which has been accepted into the street scene and character of the area. The proposed installation has a slim monopole design will minimal headframe therefore its appearance is acceptable.
5. The application must be accompanied by— a. written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;	Documents received 24/02/2025

b. the developer's contact address, and the developer's email address if the developer is content to receive communications electronically; c. evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and d. ~~where the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.~~	
6. Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must— a. for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where— i. the local planning authority are the authority so mentioned; or ii. the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted, and must give the consultees at least 14 days within which to comment; ~~ab. for development which is subject to the condition in paragraph A.2(5A), consult—~~ iii. ~~the Civil Aviation Authority, in respect of development on a civil safeguarding area;~~ iv. ~~the Secretary of State for Defence, in respect of development on a defence safeguarding area;~~	MCC Highways consulted 26/02/2025. Environmental Health were consulted on this application as the site is within the buffer zone for the historic Matthews Lane landfill site. No airport or aerodrome within 3km. 21-day Site notice posted (26/02/2025) and press advertising placed in lieu of neighbour notification letters.

v.~~the operator of tahe civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence);]~~ b. ~~in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—~~ i.~~by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and~~ ii.~~by local advertisement;~~ c. ~~in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either—~~ i.~~by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or~~ ii.~~by serving notice on any adjoining owner or occupier;~~ d. in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the	

appropriate form set out in Schedule 2 to the Procedure Order— i. by site display in at least one place on or near the land to which the application relates for not less than 21 days, or ii. by serving notice on any adjoining owner or occupier.	
7. When determining the application made under sub-paragraph (4), the local planning authority must— a. take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and b. not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)	MCC Highways have no objection but recommended informatives related to highway works. MCC Environmental Health have no objection. Cadent Gas received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding the proposed development as it is in close proximity to their medium and low pressure assets. Cadent Gas had no objection but asked for an informative to be attached to the decision that the applicant should take note of. 4no objections were received from 2no addresses in Surrey and 1no address in the West Midlands. 1no address in Merseyside and 1no address in the London Borough of Sutton. Relevant comments taken into consideration.
8. The development must not begin before the occurrence of one of the following— a. the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required; b. where the local planning authority gives the applicant written notice that prior approval is required— i. the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5); ii. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-	Decision made in time

paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or c. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.	
9. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved; b. in any other case, in accordance with the details submitted with the application.	Conditioned
10. The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.	Not required
11. The development must begin— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given; b. in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).	Conditioned.
12. ~~In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—~~ a. ~~the local planning authority; and~~	Not applicable

b. ~~in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.~~	
13. When computing the number of days in sub-paragraphs (6)(b)(i), (6)(c)(i) and (6)(d)(i), any day which is a public holiday must be disregarded.	Not applicable

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

HUMAN RIGHTS ACT 1998 CONSIDERATIONS

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

CONCLUSION

The proposed installation of a 20-metre-high monopole supporting antennas, transmission dishes, equipment cabinets, and ancillary development on Manor Road adjacent to Greenbank Playing Fields has been thoroughly assessed. The siting and appearance of the infrastructure are deemed acceptable, with minimal visual impact and no obstruction to pedestrian access. Consultations with relevant authorities, including Manchester City Council Highways Services and Environmental Health, have raised no objections. The proposal complies with the conditions set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, and the recommendation is to approve the application with specified conditions and informatives.

RECOMMENDATION: APPROVE

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 5-YEAR TIME LIMIT

The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

2. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Application Form 24 Feb 2025 APPLICATION FORM
b. Drawing - Existing & Proposed 24 Feb 2025 DRAWING PACK PLANS AND ELEVATIONS
c. Supporting Information 24 Feb 2025 SUPPLEMENTARY INFORMATION
d. Supporting Information 24 Feb 2025 SUPPLEMENTARY INFORMATION DECLARATION OF CONFORMITY WITH ICNIRP PUBLIC EXPOSURE GUIDELINES.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

3. REMOVAL WHEN NOT REQUIRED

a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and
b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015

INFORMATIVES TO BE ATTACHED TO DECISION FOR APPROVAL

1. CADENT GAS

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting LinesearchbeforeUdig ref: 36567607.

2. EXCAVATIONS

Should there be any excavations proposed adjacent to the highway, and the bridge, structural drawings and calculations for the temporary and permanent support works must be submitted for checking, for a fee, to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

3. TRAFFIC RESTRICTIONS

Operatives undertaking installation / servicing / maintenance will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

4. HIGHWAYS LICENSES

The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

5. TRAFFIC MANAGEMENT

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

6 Audley Road, Manchester, M19 3FQ

337 Mount Road, Manchester, M19 3HW

333 Mount Road, Manchester, M19 3HW

335 Mount Road, Manchester, M19 3HW

2 Gytes Lane, Manchester, M19 3HB

4 Gytes Lane, Manchester, M19 3HB

288 Mount Road, Manchester, M19 3HN

282 Mount Road, Manchester, M19 3HN

8 Field Bank Grove, Manchester, M19 3HL

22 Field Bank Grove, Manchester, M19 3HL

20 Field Bank Grove, Manchester, M19 3HL

18 Field Bank Grove, Manchester, M19 3HL

24 Byrom Avenue, Manchester, M19 3HR

4 Field Bank Grove, Manchester, M19 3HL

24 Field Bank Grove, Manchester, M19 3HL

Connaughton House, Mount Road, Manchester, M19 3BH

Ryecroft Cottage, Mount Road, Manchester, M19 3HW

4 Audley Road, Manchester, M19 3FQ

87 Manor Road, Manchester, M19 3EU

85 Manor Road, Manchester, M19 3EU

83 Manor Road, Manchester, M19 3EU

81 Manor Road, Manchester, M19 3EU

79 Manor Road, Manchester, M19 3EU

339 Mount Road, Manchester, M19 3HW

331 Mount Road, Manchester, M19 3HW

290 Mount Road, Manchester, M19 3HN

6 Field Bank Grove, Manchester, M19 3HL

2 Field Bank Grove, Manchester, M19 3HL

16 Field Bank Grove, Manchester, M19 3HL

14 Field Bank Grove, Manchester, M19 3HL

12 Field Bank Grove, Manchester, M19 3HL

10 Field Bank Grove, Manchester, M19 3HL

1 Audley Road, Manchester, M19 3EG

26 Byrom Avenue, Manchester, M19 3HR

286 Mount Road, Manchester, M19 3HN

10 Audley Road, Manchester, M19 3FQ

7 Audley Road, Manchester, M19 3EG

5 Audley Road, Manchester, M19 3EG

8 Audley Road, Manchester, M19 3FQ

3 Audley Road, Manchester, M19 3EG

20 Byrom Avenue, Manchester, M19 3HR

28 Byrom Avenue, Manchester, M19 3HR

22 Byrom Avenue, Manchester, M19 3HR

5 Byrom Avenue, Manchester, M19 3HR

2 Audley Road, Manchester, M19 3FQ

284 Mount Road, Manchester, M19 3HN

280 Mount Road, Manchester, M19 3HN

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA